

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
STAFF SUMMARY**

**DATE:** May 9, 2014  
**OWNER:** Albert Hollins Trust  
**PETITIONER:** Donna Thomas Trustee  
**PROJECT:** A-Line Fire & Safety, Inc  
**REQUEST:** Planned Developments Rezoning  
**CASE NO.:** RZ-14-41

**GENERAL LOCATION:** The property is located south of the intersection of South Street and Florida Avenue.

**FUTURE LAND USE DESIGNATION:**  
High Density

**SURROUNDING FUTURE LAND USE DESIGNATION:**

North -	Transitional
South -	High Density
East -	High Density
West -	High Density

**PROPOSED FUTURE LAND USE DESIGNATION:**  
no change requested

**EXISTING ZONING DESIGNATION:** R-2 (Medium Density Residential)

**SURROUNDING ZONING DESIGNATIONS:**

North –	R-1 (Low Density Residential)
South -	R-2 (Medium Density Residential)
East -	R-2 (Medium Density Residential)
West -	R-2 (Medium Density Residential)

**PROPOSED ZONING DESIGNATION:**  
SPUD (Small Planned Unit Development)

**EXISTING LAND USE:** Office and multifamily residential uses

**SURROUNDING LAND USE:**

North -	Single family residential
South -	Single family residential
East -	Multi-family residential
West -	Multi-family residential

**PROPOSED LAND USE:** Owner of the north parcel is purchasing a part of the southern parcel for future business expansion. The existing uses will not change from the current business office on the north parcel, and residential uses on the south parcel